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## Welcome



**42/5 Wallsend Road, Midland**

**MORE TIME TO LIVE**

2  2  2 

**End Date  
Sale**

All offers presented on or before 6pm Tuesday 1st July, unless sold prior.

If you want simplicity of low maintenance residency and the convenience of one of the most sought-after locations in Midland look no further! This North facing, recently refreshed two bedroom two bathroom (80 square meter internal living) and two exclusive use car bays is a perfect for downsizers, small family's or the astute investor. Located on the top floor with access via two stairwells and a lift, getting to the top floor after a day's work will be as easy as pressing a button.

Foundry Apartments was built in 2011, has aged well and is managed by one of Perth's experienced Strata Managers (AllStrata). Located a few minutes' walk from St John of God Midland Hospital, the new Midland train station, Midland Workshops medical centre, Centrepont Midland and the Perth Police Communications Centre, Apartment living has never been so convenient. Book your inspection today.

### SCHOOLS

430 m   Woodbridge Primary School

700 m  Helena River Steiner School

1.19 km  Governor Stirling Senior High School

1.61 km  La Salle College

1.9 km  Guildford Grammar School

2.29 km  St Brigid's Primary School

### RATES

Council:

Water:

## FEATURES

- \* Top Floor
- \* North Facing
- \* High Ceilings
- \* Open Plan
- \* Full Kitchen
- \* Balcony 11 sqm
- \* Lift Access + Stairs
- \* Large Windows/Sliding Door
- \* Split System A/C
- \* Slow Combustion Fireplace
- \* Split-system Air Conditioners
- \* Fresh Paint
- \* New Carpet
- \* Storage Unit

## General

- \* Build Year: 2011
- \* Internal Living Area: 80 sqm
- \* Balcony: 11 sqm
- \* Storage Bay: 2 sqm
- \* Car Bay: 25 sqm
- \* Total Lot Size: 118 sqm
- \* Strata Fees: \$3975.21 2024/25

## Kitchen

- \* Recon Stone Benchtops
- \* Laminate Cabinetry
- \* Integrated Breakfast Bar
- \* Electric Oven
- \* Electric Cooktop
- \* Good Storage

## Outside

- \* Gated Entrance
- \* Central Carpark Courtyard
- \* Lift To Top Floor
- \* 2 Stairwells
- \* Very Low Maintenance
- \* Tandem 2 Car Parks (Exclusive)
- \* Undercover Parking
- \* Lockup Storage Room

## LIFESTYLE

210 m  Coal Dam Park

450 m  New Midland Train Station

850 m  St John of God Midland Public & Private Hospital

1.2 km  Centrepont Midland Shopping Centre

1.4 km  Midland Gate Shopping Centre

11.7 km  Perth International (T1) Airport

17.1 km  CBD Perth



## Floor Plan

## Comparable Sales



### 6/4 WALLSEND ROAD, WOODBRIDGE, WA 6056, WOODBRIDGE

2 Bed | 2 Bath | 1 Car  
\$470,000  
Sold ons: 19/11/2024  
Days on Market: 12

Land size: 127  
**sale - sold**



### 7/4 WALLSEND ROAD, WOODBRIDGE, WA 6056, WOODBRIDGE

2 Bed | 2 Bath  
\$470,000  
Sold ons: 01/10/2024  
Days on Market: 6

**sale - sold**



### 11/4 WALLSEND ROAD, WOODBRIDGE, WA 6056, WOODBRIDGE

2 Bed | 2 Bath | 1 Car  
\$475,000  
Sold ons: 25/11/2024  
Days on Market: 85

Land size: 107  
**sale - sold**



### 18/4 WALLSEND ROAD, WOODBRIDGE, WA 6056, WOODBRIDGE

2 Bed | 2 Bath | 1 Car  
\$475,000  
Sold ons: 04/03/2025  
Days on Market: 48

**sale - sold**



### UNIT 31/6 KEANE STREET, MIDLAND, WA 6056, MIDLAND

2 Bed | 2 Bath | 2 Car  
\$479,000  
Sold ons: 07/11/2024  
Days on Market: 15

Land size: 149  
**sale - sold**



### 10/4 WALLSEND ROAD, WOODBRIDGE, WA 6056, WOODBRIDGE

2 Bed | 2 Bath | 1 Car

sale - sold

\$480,000

Sold ons: 23/11/2024

Days on Market: 48

### 28/21 FOUNDRY ROAD, MIDLAND, WA 6056, MIDLAND

2 Bed | 2 Bath | 1 Car

Land size: 112

\$485,000

sale - sold

Sold ons: 09/10/2024

Days on Market: 43



### 8/8 WILLIAM STREET, MIDLAND, WA 6056, MIDLAND

2 Bed | 2 Bath | 3 Car

sale - sold

\$485,000

Sold ons: 02/01/2025

Days on Market: 15



### 6/4 WALLSEND ROAD, WOODBRIDGE, WA 6056, WOODBRIDGE

2 Bed | 2 Bath | 1 Car

sale - sold

\$492,000

Sold ons: 12/03/2025

Days on Market: 23



### 14/8 WILLIAM STREET, MIDLAND, WA 6056, MIDLAND

2 Bed | 2 Bath | 1 Car

Land size: 112

\$495,000

sale - sold

Sold ons: 28/01/2025

Days on Market: 73



### 48/21 FOUNDRY ROAD, MIDLAND, WA 6056, MIDLAND

2 Bed | 2 Bath | 1 Car

sale - sold

\$500,000

Sold ons: 07/05/2025

Days on Market: 86



**27/6 KEANE STREET, MIDLAND, WA 6056, MIDLAND**

2 Bed | 2 Bath | 1 Car

Land size: 120

\$530,000

**sale - sold**

Sold ons: 19/05/2025

Days on Market: 52

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## Offer Documents

[Click to download the Offer Pack](#)

[Click to download the Multiple Offers Form](#)

## Certificate of Title

[Click here to download Certificate of Title](#)

[Click here to download the Strata Plan](#)

[Click here to download the Notification Under Section 70A J600013](#)

[Click here to download the Notification under section 70A J600014](#)

## Strata Documents

[Click here to download the Precontractual Disclosure](#)

[Click here to download Strata Plan \(Att 1 + 2\)](#)

[Click here to download By-Laws \(Att 3\)](#)

[Click here to download AGM Documents \(Att 4+5\)](#)

[Click to download Strata Levy \(Attach 6\)](#)

[Click here to View Certificate Of Currency](#)

[Click here to download the Ledger Report](#)

[Click here to download the 10 Years Maintenance Plan](#)

## Local Schools



Click to view [Intake Area](#)





**GOVERNOR  
STIRLING**  
SENIOR HIGH SCHOOL

Click to view [Intake Area](#)



## Midland

### Weeip Park



### Midland Gate Shopping Centre



## 7nth Avenue Bar and Restaurant



## Hoyts Midland Gate





## Joint Form of General Conditions

## 2022 General Conditions

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# JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)



first  
national  
REAL ESTATE

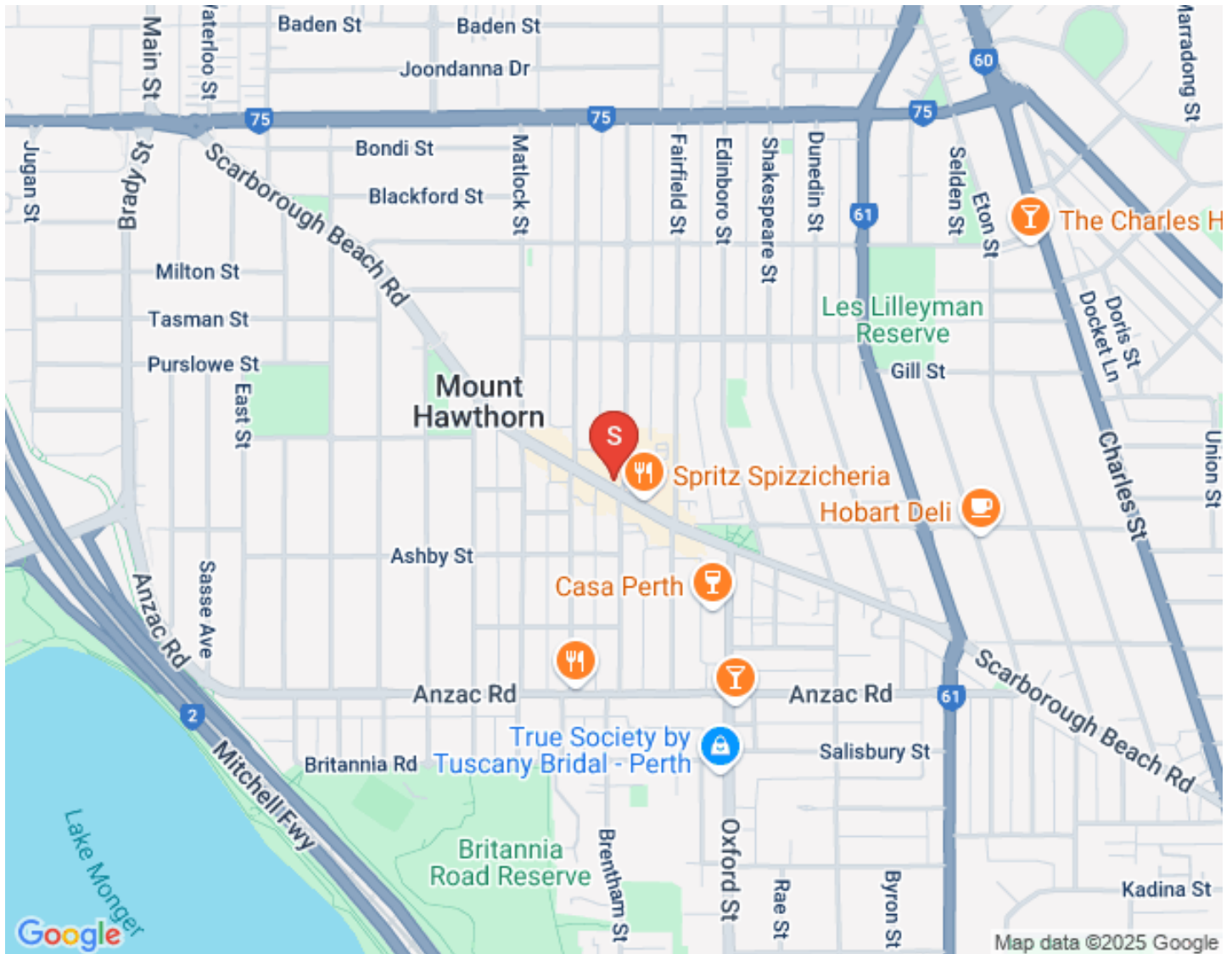
Genesis

Guy King

0417900315

[gking@fngenesis.com.au](mailto:gking@fngenesis.com.au)

## Team Genesis



**GUY KING**

SALES CONSULTANT

0417900315

[gking@fngenesis.com.au](mailto:gking@fngenesis.com.au)

Guy brings more than 15 years of real estate knowledge to the Genesis team and a lifetime of business experience. Highly talented, driven and energetic, Guy's deep knowledge of the Eastern Hills, Foothills and Swan Valley markets coupled with his passion to connect with people and his community as a long-term hills resident are just a few reasons why Guy is highly qualified to help you in one of life's more challenging periods; moving!

We are excited that Guy has joined Team Genesis and the wider First National Real Estate family.



## **JONATHAN CLOVER**

**DIRECTOR / SALES COACH / AUCTIONEER**

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0439 688 075

[jclover@fngenesis.com.au](mailto:jclover@fngenesis.com.au)

Working within his father's real estate agency since the age of 16, Jonathan has done most roles within a real estate office including pushing a mop and broom around, analyzing marketing and property trends, managing client engagement...

"My dad owns a real estate office in Canada, my grandfather started what became the largest agency on Vancouver Island at the time, my uncle runs one of the largest commercial real estate agencies in British Columbia... it's a genetic disorder in our family" Jonathan remarks.

"A lot of people ask me why I am in real estate?" Jonathan says the answer is simple, "Aside from my faith and family there are 3 things that get me up in the morning. I love meeting and helping people, I value our shared community, and I am passionate about property. This is the perfect industry for me!"

The last decade has seen Jonathan progress from a business consultant within the real estate and business broking industry to the WA /NT State Manager of First National Real Estate, Australia's largest group of independent real estate agents. He is now the Director and Sales Coach of his very own First National Real Estate Office.



## **DAMIAN MARTIN**

**PARTNER / SALES CONSULTANT**

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0432 269 444

[dmartin@fngenesis.com.au](mailto:dmartin@fngenesis.com.au)

"When I first heard that Damian attained his Real Estate sales registration, I knew he would be a successful agent!" says Director Jonathan Clover. "As a defensive player of the year 6 times and 4 time Champion in the National Basketball League of Australia, Damian is used to sacrificing for his team and being dedicated to process. Real estate is no different. It's about making sacrifices and putting it all on the line for the client, and being dedicated to a proven process without cutting corners or letting ego get in the way"

Damian says "I joined First National Genesis because their values (People, Community, Property...in that order) align with my own. I also know how beneficial having the right coaches, trainers and support staff are to becoming the best version of yourself!" Damian also notes that partnering with the company director Jonathan Clover will be great to grow his knowledge of real estate and fine tune his negotiation skills.



## **RONNIE SINGH**

**SALES CONSULTANT**

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0430161765

[rsingh@fngenesis.com.au](mailto:rsingh@fngenesis.com.au)

Meet Ronnie Singh, a real estate agent with a passion for helping people achieve their property dreams. With over 8 years of experience in the industry, Ronnie specialises in the southern suburbs, particularly in the sought after areas of Piara Waters, Harrisdale and their surrounds.

Ronnie has a proven track record of successful settlements and countless happy clients who attest to his high level of professionalism and dedication to achieving the best possible outcome. His skilful negotiation and persistence ensure that he consistently achieves the best possible sale price for his clients.

Ronnie is the real estate agent you want to hire for all your property needs. With his knowledge of the local market and commitment to providing exceptional service, you can trust Ronnie to guide you through every step of the buying and selling process. Contact Ronnie today and experience the difference that a skilled and dedicated real estate agent can make.



## MARK HUTCHINGS

### SALES CONSULTANT

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0416304650

[mhutchings@fngenesis.com.au](mailto:mhutchings@fngenesis.com.au)

Mark Hutchings is First National Genesis' first pick in the 2024 draft! After a decade long AFL career, 9 years with our very own West Coast Eagles, Mark has decided to direct the same dedication and hard work to his career in Real Estate. "When we first sat down together, I could tell Mark had a strong business mind, asking good questions and was quick to understand marketing strategies", company Director Jonathan Clover noted. "A reputation of loyalty to his team-mates, commitment to the heavy training regime of being a professional athlete and a very competitive character to get the best outcomes all give me confidence that our clients are in good hands with Mark." Why real estate? Mark's "people first" ethos and keen interest in property have drawn him into the property industry and he has submerged himself gaining a huge amount of knowledge and experience as he works alongside veteran agent and company director, Jonathan Clover.



## NISTHA JAYANT

### PERSONAL ASSISTANT

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[njayant@fngenesis.com.au](mailto:njayant@fngenesis.com.au)

Introducing Nistha, our secret weapon in the Southern Suburbs. With a keen eye for detail and a passion for real estate, Nistha serves as a sales assistant to Ronnie Singh, specializing in the sought-after areas of Piara Waters, Harrisdale, and their surrounds.

Nistha's role spans all stages of the sales process, from prospecting to handing over the keys. Renowned for her dedication, professionalism, and unwavering optimism, she has become a favorite among clients and a vital asset to Ronnie's team. Contact Ronnie today and see how experience, people, and process deliver the best possible results for his clients.



## **KEN WIGGINS**

SALES AGENT

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0403012950

[kwiggins@fngenesis.com.au](mailto:kwiggins@fngenesis.com.au)

Ken has a broad range of experience in the construction, development and real estate industries. Over the last two decades, via a variety of sales roles ranging from local business to national developers, Ken has seen various projects through inception to design, marketing to sales and construction to completion, giving him a truly unique and invaluable expert opinion.

Ken's construction background has provided him with significant knowledge of new homes, character homes, small developments and sub-divisions.

Having bought and sold a number of his own properties as investments, new developments and renovation projects, Ken knows what the client expects and should receive. Whilst a lot of people talk about customer service, Ken is someone who just goes ahead and delivers it. Always available and willing to offer you his services, Ken believes it is his refined negotiation skills that will successfully sell your property at the best price with the minimum amount of stress.

In his spare time, Ken enjoys spending time with his children and grandchild, socialising with friends and even a casual horse ride through one of the many trails in the Perth Hills



## **KAHLA PURVIS**

SALES ADMINISTRATOR/MARKETING OFFICER

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[admin@fngenesis.com.au](mailto:admin@fngenesis.com.au)

Meet Kahla, residing in Heathridge, her journey in real estate is a true testament to hard work and dedication. She began her career as a receptionist, learning the ins and outs of the industry from the ground up. With a passion for growth and an eye for detail, she quickly rose through the ranks, taking on the role of Marketing Manager where she showcased her creative talents and strengthened the online presence of the business. Her organisational skills and commitment to excellence then led her to become our Sales Administrator, where she continues to provide invaluable support to the team. Kahla's path reflects her unwavering drive and ambition to succeed in every aspect of her career.



## CAITLIN MCSHERRY

RECEPTIONIST

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[reception@fngenesis.com.au](mailto:reception@fngenesis.com.au)

Caitlin is a dedicated professional with a diverse background in both hospitality and a bachelors degree in psychology. In 2019, Caitlin made a bold move, relocating from Hobart to Perth to pursue new opportunities and challenges. This transition marked the beginning of a journey that blends their passion for understanding people with an eagerness to adapt and grow in a dynamic environment.

Before joining First National Genesis, Caitlin gained valuable experience in the hospitality industry, honing strong customer service skills, leadership abilities, and an in-depth understanding of human behavior. With a background in psychology, Caitlin approaches every role with empathy, a keen eye for detail, and an ability to connect with people on a deeper level.

Now, at First National Genesis, Caitlin is excited to apply their unique blend of skills to the real estate sector, eager to contribute to the team's success while continuing to grow personally and professionally.

## Recent Sales in the Area



### 7 Henry Street, Midland

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Land size: 1012sqm

From \$489,000



### 1/143 Morrison Road, Midland

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2 Bed | 2 Bath | 1 Car

CONTACT AGENT



## 1/3 Warde Street, Midland

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3 Bed | 2 Bath | 1 Car

Land size: 210sqm

Offers in the \$300,000's



## 4 Claymore Close, Guildford

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4 Bed | 2 Bath | 2 Car

Land size: 451sqm

UNDER OFFER



## 60 East Street, Guildford

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3 Bed | 1 Bath | 2 Car

Land size: 593sqm

From \$689,000



## 11 Hugh Street, Guildford

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3 Bed | 1 Bath | 0 Car

Land size: 372sqm

End Date Process



## 79 Bishop Road, Middle Swan

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4 Bed | 2 Bath | 1 Car

Land size: 2031sqm

End Date Process



## 43 Bishop Road, Middle Swan

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4 Bed | 2 Bath | 2 Car

Land size: 981sqm

End Date Process



## 56 Ashby Terrace, Viveash

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4 Bed | 2 Bath | 2 Car

Land size: 1004sqm

From \$619,000